157.0	0002	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	553,400	/	553,400
USE VALUE:	553,400	/	553,400
ASSESSED:	553,400	/	553,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANSEN JULIE K & BRAD A
Owner 2:	
Owner 3:	
Street 1:	107 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EICHENLAUB STACY A -
Owner 2:	-
Street 1:	107 GEORGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Aluminum Exterior and 800 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	174,300		379,100	553,400
Total Card	0.138	174,300		379,100	553,400
Total Parcel	0.138	174,300		379,100	553,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 691.75 | /Parcel: 691.75

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	104274
GIS Ref	
GIS Ref	
Insp Date	05/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0002-0006.0

!12269!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	174,300	0	6,000.	379,100	553,400		Year end	12/23/2021
2021	101	FV	168,200	0	6,000.	379,100	547,300		Year End Roll	12/10/2020
2020	101	FV	168,200	0	6,000.	379,100	547,300	547,300	Year End Roll	12/18/2019
2019	101	FV	159,200	0	6,000.	379,100	538,300	538,300	Year End Roll	1/3/2019
2018	101	FV	159,200	0	6,000.	319,500	478,700	478,700	Year End Roll	12/20/2017
2017	101	FV	159,200	0	6,000.	292,400	451,600	451,600	Year End Roll	1/3/2017
2016	101	FV	159,200	0	6,000.	249,100	408,300	408,300	Year End	1/4/2016
2015	101	FV	148,800	0	6,000.	216,600	365,400	365,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:16:02

LAST REV

Date	Time
06/08/18	08:26:29
ekelly	

USER DEFINED

Prior Id # 1:	104274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12269

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EICHENLAUB STAC	65262-500		4/24/2015		470,000	No	No		
STARK RACHAEL M	61497-266		3/29/2013		359,000	No	No		
MITCHELL WILLIA	27335-598		5/29/1997		173,000	No	No		Christopher M Cirker dod 10/26/2006

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/1995	646		2,100					AD TO WDK 5X19

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2018	Meas/Inspect	BS	Barbara S
5/10/2016	Sales Review	PT	Paul T
11/1/2008	Meas/Inspect	345	PATRIOT
12/16/1999	Mailer Sent		
11/29/1999	Entry Denied	268	PATRIOT
2/2/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.90	7			Easemen	-5	Topo	-5			379,050						379,100	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,050	Spl Credit		Total: 379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	56800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	252591
Depreciation:	78303
Depreciated Total:	174287

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

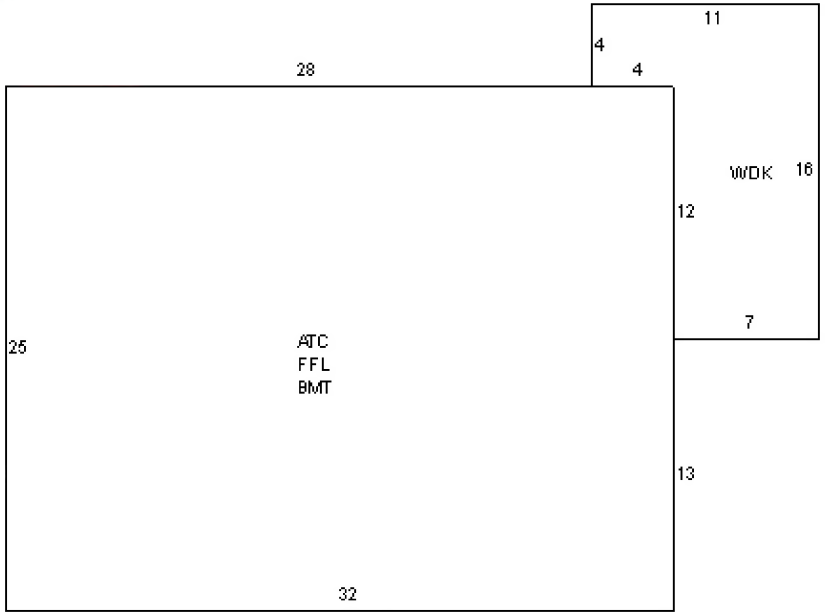
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	86.80
Final Total:	174300	Val/Su SzAd	161.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	44.100	35,280
FFL	First Floor	800	147.000	117,600
ATC	Attic	280	147.000	41,160
WDK	Deck	128	13.670	1,750

Net Sketched Area:	2,008			Total:	195,790
Size Ad	1080	Gross Area	2528	FinArea	800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

157.0-0002-0006.0

IMAGE

AssessPro Patriot Properties, Inc